

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, June 16, 2009 at 5:00 P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

1. Approve minutes of the regular May 19, 2009, Planning and Zoning Commission meeting.

All requests are under Ordinance No. 2280, unless otherwise stated.

BOARD OF ADJUSTMENTS

2. The request of Daniel-Gray CME Church (Owners), Morgan Brown (Representative) and Todd Bass, North Texas Services (Sign Contractor) concerning the property located at 2002 South East Street, being Lot 1 and part of Lot 2, Block 45, Southside Addition, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 7, Subsection (14) to allow a 0 foot front yard setback for a 4' x 8' sign in lieu of the required 25 foot in an R-1 (One Family Residential) District.

3. The request of Charles E. Anderson (Owner) and Barry Travis (Representative) concerning the property at 1400 West Taylor Street, being a 1.6890 acre tract in the J. B. McAnair Survey, Abstract No. 763, as follows;

Board of Adjustments

(Renew) Temporary Use Permit under Ordinance No. 2280, Section 8, Subsection (4) to allow a Haunted House from September 25th through November 5th, 2009 in an R-1 (One Family Residential) District.

4. The request of Christian Life Church (Owners) and Clint Sylvester (Representative) concerning the property located at 2005 South Dewey Avenue, being 8.00 acres in the G.B. Pilant Survey, Abstract No. 963, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 7, Subsection (5) to allow a 2' front yard setback for a 9' x 15' monument sign in lieu of the required 25 foot for a special building setback street in an R-1 (One Family Residential) District.

5. The request of Spare Room Joint Venture, Michael C. McRae (Owners) and John Kinman (Representative) concerning the property located at 5009 F.M. 1417 North (Heritage Parkway), being 2.65 acres in the Alfred Humes Survey, Abstract No. 522, as follows;

Board of Adjustments

Exception and Variance under Ordinance No. 2280, Section 6.8.1, Subsection (5)(a) to allow a 0' front yard setback for an 8' privacy/security fence in lieu of the required 40' front yard setback and a 6' chain link fence along the sides of the property lines with a 0' front yard setback in lieu of the required 40' front yard setback in a C-2 (General Commercial) District and the O-1.1 (FM 1417) Overlay District.

PLANNING AND ZONING COMMISSION
&
BOARD OF ADJUSTMENTS

6. The request of Paul & Sheila Ryan (Owners) and Hillary Lindsey (Prospective Buyer) concerning the property at 1120 West Houston Street, being a 90' X 140' lot in the J.B. McAnair Survey, Abstract No. 763 containing 0.29 acres, as follows:

Planning and Zoning Commission

Zone change and site plan approval under Ordinance No. 2280, Section 12, from an R-1 (One Family Residential) District to a C-1 (Retail Business) District.

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (1B) to allow existing building finishes in lieu of the required masonry or equivalent on the sides of all commercial buildings in a C-1 (Retail Business) District.

PLANNING AND ZONING COMMISSION

7. The request of Claire Rehmet (Owner) and Sartin and Associates, Inc. (Surveyors) concerning the property located in the 200-600 Blocks of Norwood Drive, being 21.19 acres in the Fielding Bacon Survey, Abstract No. 120 and the William Thompson Survey, Abstract No. 1209, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Kings Ridge Addition, a 21.19 acre addition in the City of Sherman's extra territorial jurisdiction (ETJ)

Planning and Zoning Commission

Final Plat approval of Kings Ridge Addition, a 21.19 acre addition in the City of Sherman's extra territorial jurisdiction (ETJ)

8. The request of Sherman ISD (Owners), Chuck Edwards (Representative) and Plyler Construction (Contractor) concerning the property located at 2701 Loy Lake Road, being 17.73 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Site plan approval for a new Administration Building/Service & Support Facility.

9. The request of Jack Hopper (Owner) and Air Evac, Helicopter Ambulance Service (Tenant) concerning the property located at 8111 U.S. Highway 75 South, Suites 100 and 200, being Lot 1, Block 1, Cedar Lake Addition, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8 (5)(a) to allow living quarters in a C-1 (Retail Business) District and the O-1 (75 & 82) Overlay District.

Planning and Zoning Commission

Site plan approval for a 30'x50' base hangar and a 40'x40' concrete landing pad.

10. The request of 1002 South Travis, LP (Owners), Teague, Nall & Perkins (Engineers) and Underwood Drafting and Surveying (Surveyors) concerning the property located at 1002 South Travis Street, being Lot 18R of the Replat of M.B. Moore's Addition, as follows:

Planning and Zoning Commission

Final plat approval of Travis Street Patio Homes, a Replat of Lot 18R of M.B. Moore's Addition.

Planning and Zoning Commission

Site plan approval for patio homes

11. The request of WWF Motors, Inc, Barry Fontaine (Owner) and Sartin & Associates, Inc. (Surveyors) concerning the property located at 4505 & 4509 Texoma Parkway, being Lots 2 & 3, Block 1 of Texoma Center Addition, containing 4.15 acres in the John Hendrix Survey, Abstract No. 503, as follows:

Planning and Zoning Commission

Replat of Lots 2 & 3, Block 1, Texoma Center Addition

12. The request of Grayson County Physicians Property, LLC (Owners) and Sartin & Associates, Inc. (Surveyors) concerning the property located at 3603 Calais Drive, being all of Lots 6 & 7, Block 1, Heritage Park Addition, Phase Two containing 6.50 acres in the Hillard Jennings Survey, Abstract No. 639, as follows:

Planning and Zoning Commission

Replat of Lots 6 & 7, Block 1, Heritage Park Addition, Phase Two

OTHER BUSINESS

13. Review Draft 2009 Sherman Comprehensive Plan and consider recommendation to City Council.

By direction of the Planning and Zoning Commission and Board of Adjustment of the City of Sherman.

Jason Sofey, Chairman

ATTEST: Scott Shadden, Secretary

Meetings of this advisory board are open to the public.

Note: The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at any time.

An unscheduled closed executive session may be held if the discussion of any of the above agenda items concerns the purchase, exchange, lease or value of real property; or requires consultations with City Attorney.